

Real estate in Shelburne today

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The housing market is known for trending up and down leaving many consumers wandering when it's the right time to purchase a home and for a lot of people hoping to get bang for their buck, Shelburne, Ontario is quickly becoming an attractive option.

According to Royal LePage RCR Real Estate Agent, Bruce Gale, today's potential home buyer's needs are very different from potential home buyers in the last ten years, reflecting a modern fast paced society and a shift of priority.

People might be looking for a less expensive option when purchasing a home and generally the farther away from the Toronto area and highways, the more affordable houses get, comparatively speaking, Gale continued, A similar sized house in Shelburne will be far less expensive than a house in Brampton for example.

With changing times come different dynamics and lifestyles. Where once a large yard and a lot of space attracted purchasers, in today's fast paced society, where many people stay inside because of technology, or busy families who work and drive kids to every event, there is not much need or time for a large yard requiring care.

While the bungalow is still popular, many in today's market are not concerned with square footage a bungalow affords but are looking to height and how many levels a home may offer.

Shelburne's new developments are attractive to people looking to get out of the city or live in a small town to raise families, but in a place ideally located, where easy access to Toronto is available, Gale reminds, The key considerations are price and location.

So when is the right time to buy? According to Gale, spring is a favorite time for home owners to put their houses up for sale and as a result, during the winter months not much is available and that drives the market in an upward expensive trend.

In Shelburne specifically, there is a new attractive demographic regarding growth.

With Shelburne's core adding all the charm and historical aspects people adore in small towns, growth will promise new industry, retail outlets and food chains such as Tim Horton's creating a unique blend of old and new, a touch of fast paced society with the slow comfortable pace already well established that will thankfully never change.

Gale mentions that the most important thing for first time or potential buyers to know is to be pre-qualified for a mortgage and recommends visiting your bank or seek the help of a mortgage broker who will have banks bid for your business.

Also look at the sales history of the house as it may affect the resale value, and Gale observes in regard to the new layout of home designs, Many people are looking for open concepts, and that is a big design appeal.

I agree with the feasibility studies I've looked at and heard about. Hopes for Shelburne's expansion offer great expectations, Gale commented.

As Gale reveals that most Toronto Real Estate trends will eventually trickle down towards the smaller communities, spring promises to be very exciting in Real Estate possibilities in Shelburne.

Contact Bruce Gale at Royal LePage RCR Realty at 136 Main St. E or call 519 925-2761 for more information regarding all your Real Estate needs.

By Alex Sher